

Master Developer Request for Qualifications

Whittier Peninsula

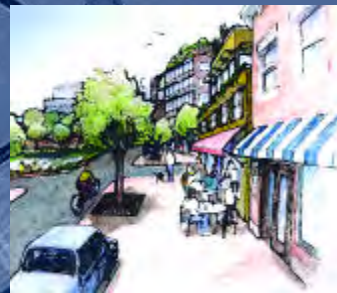
City of Columbus
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Columbus.gov/whittier.asp

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Mayor Michael B. Coleman



Redevelopment of the Whittier Peninsula is a partnership between the city of Columbus, Metro Parks, Audubon Ohio and the Master Developer selected.

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Redevlopment of the Whittier Peninsula represents a significant and singularly unique opportunity for a qualified master developer to participate in the redevelopment of an urban brownfield into a high-density, mixed-use development adjacent to Downtown Columbus. Located on the east bank of the Scioto River, the Whittier is within the historic Brewery District and adjacent to the developing downtown Scioto Mile river park system. The master developer selected will join the partnership in place between the city of Columbus, Metro Parks and Audubon Ohio. As such, the new Whittier Metro Park, which will be the region's largest urban parkland, and Audubon's planned nature education center, will augment developer investments.

The intent of this developer solicitation is to pre-screen qualified master developers. The city of Columbus will select a preferred master developer with the vision, commitment, financial ability, technical competence, design values,

credentials and experience to successfully redevelop the Whittier Peninsula consistent with the *Whittier Development Principles*. Specifically, the city of Columbus intends to screen the initial submissions and ask only a limited number of the most qualified master developers to submit a full and detailed proposal.

It is expected that the city and/or its designee will enter into negotiations with the preferred master developer to execute a development agreement for redevelopment of the Whittier neighborhood component. The development agreement will incorporate performance standards that shall be reviewed annually to assess progress toward meeting development goals and objectives. One component of the performance standards will be the *Whittier Development Principles*, as well as other mutually agreed upon measures.



LOCATION

The Whittier Peninsula is approximately 160 acres of land bounded by Interstate 70, the bend of the Scioto River, and the CSX and Norfolk Southern railroad tracks. It is part of the Brewery District a neighborhood located south of, and adjacent to, downtown Columbus.

The Brewery District is an architectural review area. Commission approval is required for exterior renovations, demolitions and new construction. Land uses in the Brewery District include entertainment venues and offices, supplemented by existing and actively expanding residential (apartment and condominium) uses.



BACKGROUND

Adopted by Columbus City Council in 1998, the Riverfront Vision is a long-range plan to develop and renew nine miles of the Olentangy and Scioto riverfront. It provides an overall framework for redevelopment of the Whittier Peninsula, including the following important objectives:

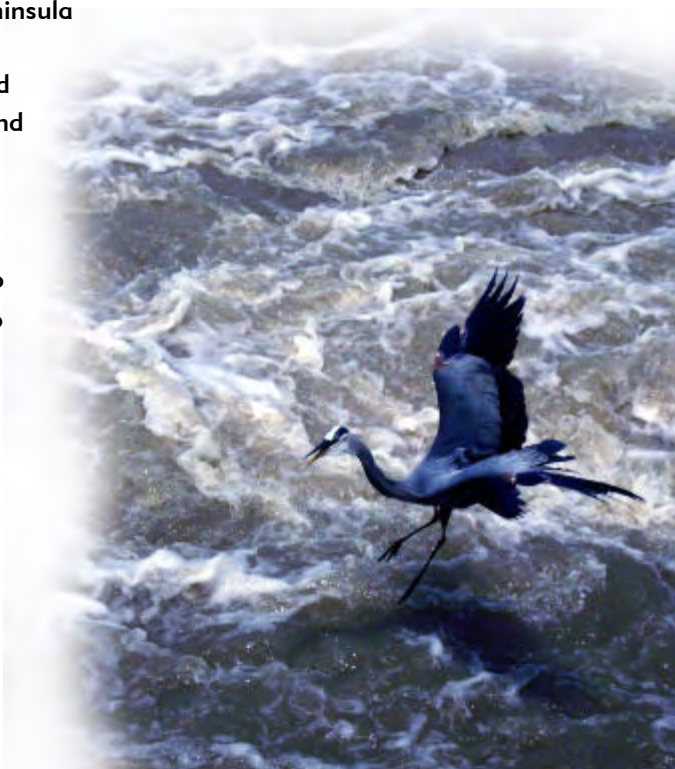
- ◆ Protection and enhancement of the riparian edge and wildlife habitat;
- ◆ A roughly 50/50 split between public parkland-open space development and traditional neighborhood development;
- ◆ Improved connections to the Brewery District;
- ◆ Public access along the shoreline via parkland and trails; and
- ◆ Secondary vehicular access onto the peninsula

These objectives, as well as others contained in the plan, provide the basis for land use and development decisions.

In the spring of 2003, the city of Columbus, Metro Parks and Audubon Ohio entered into a Memorandum of Understanding (MOU) to jointly develop an urban nature center and park on a portion of the Whittier Peninsula. The park concept plan has been completed. The design and engineering will begin in early 2005, and park construction will start at the north end. Audubon plans to open their nature center to visitors and students in 2008.

The park project represents an exciting, collaborative effort. It will reclaim and transform a portion of an abused, industrial Brownfield into a vibrant natural setting, and do so within one of the most urbanized areas of the city. From an environmental and development aspect, the impact will be profound.

Future Whittier residents will have immediate access to an 80-acre parkland featuring nature trails, grass lawns for picnicking and playing, and access to a regional trail system. The centerpiece of the park will be the Audubon nature center and a chain of constructed wetlands -- culminating in pond of reclaimed and cleansed water that people can safely touch and splash.



Great Blue Heron as seen from the Whittier Peninsula.

REDEVELOPMENT CONCEPT



Conceptual land use plan

In keeping with the Riverfront Vision, redevelopment of the Whittier Peninsula will be divided between parkland and a new, mixed-use neighborhood developed at urban densities.

The neighborhood is expected to be a relatively high-density, neo-traditional community. Residential and commercial densities are expected to be high to offset, in part, infrastructure and redevelopment costs. Residential densities should reflect those of other new area developments and range from 15 to 80 or more dwelling units per acre. In addition, the Riverfront Vision recommends the construction of 150,000 to 200,000 square feet of neighborhood-scale office/commercial uses. The redevelopment concept identifies approximately 70 acres for redevelopment and 80 acres for parkland use. Approximately 10 acres are reserved for use by the city's Department of Public Utilities.

The close physical relationship between the parkland and neighborhood areas creates a tremendous opportunity to showcase development practices that are both cost effective and environmentally responsible. Whittier redevelopment will feature best practices in the area of Sustainable/Green Development, ranging from home energy savings, storm water mitigation and sensitive landscape treatments --to waste reduction, material rescue and recycling. The application of these development principles will add value to the properties constructed and open a new residential market niche in Central Ohio.

The eastern third of the Lazarus furniture warehouse will be retained for adaptive reuse.

The reuse of the building will provide a connection to the area's industrial past and serve as a showpiece for the future neighborhood's environmentally responsible design principles. For more information, please refer to the *Lazarus Furniture Warehouse Profile*.



Existing Lazarus warehouse.



Adaptive reuse and new construction.

LAND USE

HISTORIC

Historic operations have all involved municipal, commercial/manufacturing and rail activity. Municipal uses included incineration, dumping and landfill operations. Among the commercial/manufacturing uses

were a steel works and foundry, as well as, machine shops and warehousing. Rail operations, in addition to transport, included a roundhouse, maintenance operations and a scrap yard.

CURRENT

The city of Columbus controls all but one of the active land uses in operation on the Whittier. The city has a large impound lot operation and the Recreation and Parks Department (CRPD) maintains administrative offices, warehousing, and maintenance operations. Impound and CRPD operations will be relocated.

The Department of Utilities maintains two facilities on site. The Electricity Division operates a substation at the north end of the Whittier near the Interstate. At the far south end of the site the Division of Sewerage and Drainage operates the Whittier Storm Tanks (WST). The WST is a facility for wastewater overflow and treatment for the city's combined sewer system. As an overflow outlet for the combined sewer system, the WST becomes overwhelmed in major rainfall events. On these occasions, the WST empties



wastewater directly in the Scioto River, south of the Greenlawn Dam. The city is in the process of preparing a plan to address combined sewer overflows into the Scioto and Olentangy Rivers. The plan will identify changes in the operations and physical plant of the WST operations.

PHYSICAL CHARACTERISTICS

Environmental Study Findings

In the fall of 2002, an Environmental Audit of city land holdings was completed by DLZ Ohio, Inc. The results are as follows:

(1) Soil

- ◀ Arsenic levels exceeded Ohio VAP residential standards in over 50% of near surface soils sampled
- ◀ Lead samples exceeded Ohio VAP residential standards in isolated locations

(2) Ground Water

- ◀ Six wells were found to have ground water samples containing volatile and semi-volatile compounds exceeding Ohio VAP residential standards. Ground water impacts appear to be isolated to the immediate vicinity of these wells.

(3) Asbestos and Lead

- ◀ Former Lazarus Warehouse building has minimal asbestos containing materials and its steel structures and painted materials were found to contain lead-based paint

(4) Recommendations

- ◀ To mitigate potential environmental risk at the Whittier Peninsula properties, the Phase II Study recommends:
 - A soil mitigation plan to mitigate potential risk from elevated concentrations of Arsenic, Lead and semi-volatile organic compounds (SVOCs) in near surface soils.
 - Groundwater remediation in the vicinity of the test wells north of the former Lazarus warehouse.
 - Management of lead containing paint (LCP) wastes and asbestos abatement from the Lazarus warehouse.

Geology

The soils on the Peninsula are classified as Urban Land and Genesee Complex that may be occasionally flooded. Vast areas of landfill exist as a result of waste disposal, development and flood control activities. The two types of fill are:

(1) Surface Fill

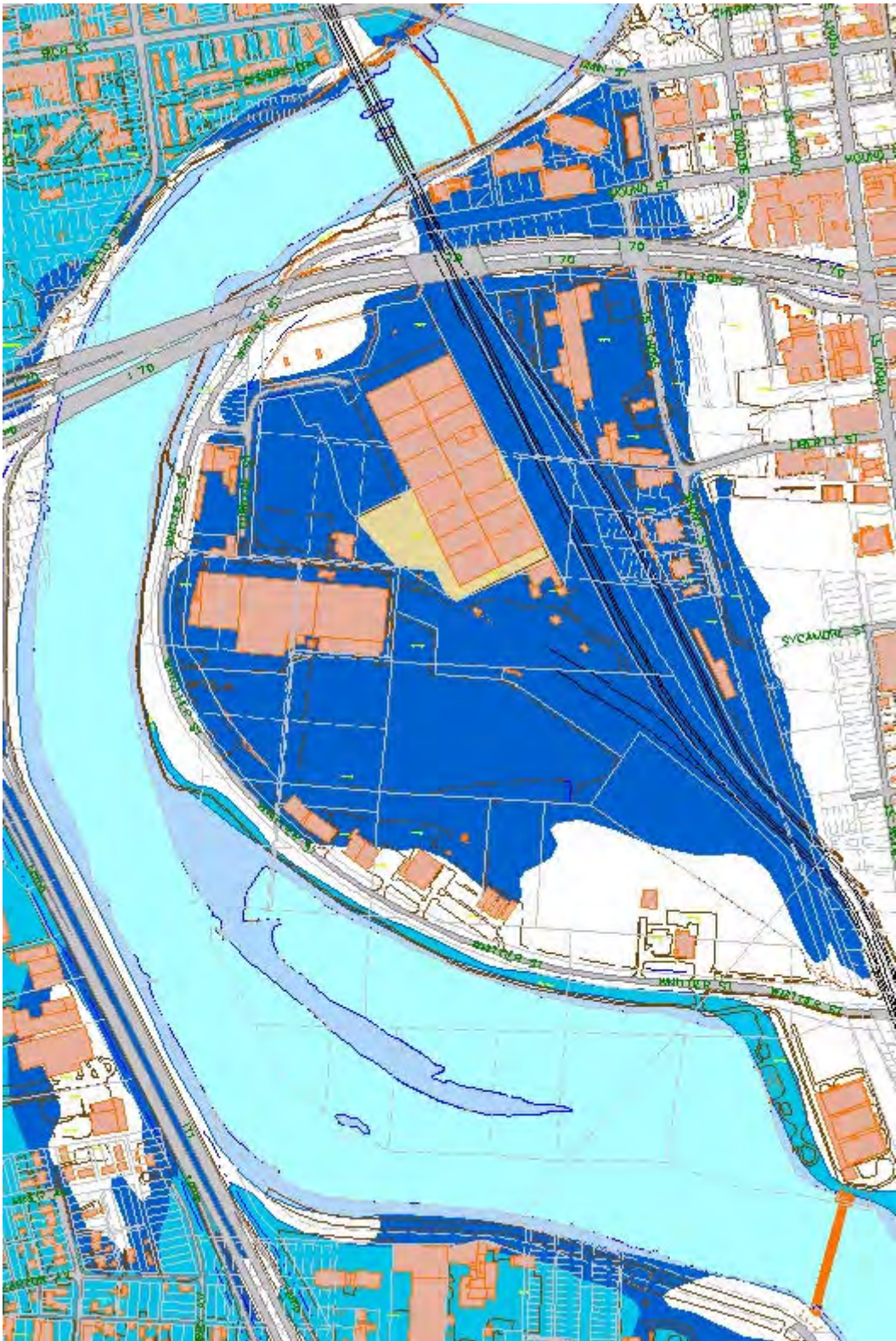
- ◀ Sand and Gravel make up the base/parking material at the impound lots
- ◀ Silts and clays make up the Whittier Avenue levee and areas with vegetative cover

(2) Underlying Fill (five to 25 feet in depth)

- ◀ Construction waste, demolition debris, and refuse debris such as brick, concrete, lime sludge, wood, etc.
- ◀ The fills are underlain by sand or sand and gravel outwash.

Flood Plain

Recent mapping by the Army Corps of Engineers has placed approximately 75% of the Whittier Peninsula in the 100-year flood plain (page 8). The base (100 year flood) elevation has been set at 717 feet. Recorded elevations on the Whittier range from isolated areas in the low 700's to high elevations in the upper-720's. Columbus City Codes require that the finished floor elevations of occupied levels of all buildings shall be 1-½ feet above the base 100-year flood elevation, which in this case is 718 ½ feet. Areas of the Whittier outside of the 100-year flood plain include the southern impound lot, the location of the Recreation and Parks facility and Whittier Street.



100-year floodplain. 

- Metro Parks
- City Properties Inc.
- CSX Transportation



Land ownership.

(1) Relocation of City Facilities

- It is anticipated that the city's Recreation and Parks Department will vacate their entire Whittier facilities by mid-to-late 2006.
- The city is working to secure a new location for the impound lot and associated operations by the end of this year, with the goal of opening a new lot late in 2006.

(2) Department of Utilities Operations

- The city of Columbus delivered a Wet Weather Management Plan (WWMP) to the Ohio Environmental Protection Agency on July 1, 2005. The Plan is a comprehensive approach to improving the Columbus sewer system over the next 40 years. An intensive capital-based

improvement approach, the Plan will address, among other things, maintenance, long-term capacity issues and combined sewer and storm water overflows into waterways.

- As an interim control plan, a new sewer pipe will be built from the Whittier Street Storm Tanks (WSST) that will cross the Scioto River and follow the west riverbank southward to a wastewater treatment plant; it is to be completed by 2010. The wet weather storage capacity currently provided by the WSST is critical and will be maintained. However, it is expected that changes will be made to the physical plant and operations of the facility. Among the approaches being studied is the feasibility of placing the tanks underground.

REDEVELOPMENT ISSUES

- ◀ There are no plans to relocate the electric substation located at the north end of the site that is operated by Columbus Municipal Electric Power.
- ◀ For more information about the Wet Weather Management Plan, including an executive summary, go to:
http://utilities.ci.columbus.oh.us/sewers_drains/Project%20Clean%20Rivers.htm

(3) Land Assembly

- ◀ The city of Columbus is the principle property owner on the Whittier Peninsula, with the following three exceptions:
 - CSX Transportation, Inc./former Columbus Scrap
 - ▶ ± 12 acres located centrally on the Peninsula near the railroad tracks at the end of Furnace Street. The city is actively negotiating the purchase this property.
 - City Properties, Inc./EV Bishoff
 - ▶ 371-391 Maier Place
 - ▶ ± 7 ½ acres located in the north-eastern portion of the Peninsula, near the railroad tracks. Located on the property is a 200,000 square foot warehouse facility.
 - ▶ The warehouse shares a common wall with 347– 367 Maier Place, a vacant warehouse of equal size.
 - Metro Parks
 - ▶ 347-367 Maier Place
 - ▶ Purchased in Spring 2005
 - ▶ Warehouse facility to be demolished for future parkland and development

(4) Environmental

- ◀ Summary of Environmental Site Assessments:
 - 1998 - Limited Voluntary Action Program (VAP) Phase I Property Assessment
 - 2002 - Preliminary VAP Phase II Environmental Site Assessment (ESA)
 - 2004 - Initiation of supplemental VAP Phase I & II Property Assessment of the Northern Tier, by Burgess and Niple, Inc. for Metro Parks. The Northern Tier study area includes the Lazarus Warehouse site and all publicly owned properties north to I-70/71.
 - 2005 - VAP Phase I Property Assessment update of Southern Tier by Burgess & Niple, Inc. for the city of Columbus. The Southern Tier study area is comprised of all publically-owned parcels south of the Lazarus warehouse building located between the railroad tracks and Whittier Street.
- ◀ Current Status
 - Northern Tier (Under the auspices of Metro Parks)
 - ▶ Phase I VAP property assessment criteria met
 - ▶ Phase II VAP property assessment criteria – samples collected and initial testing nearing completion; consultant service to continue through clean-up work to certify VAP attainment criteria for remediation (to parkland standards) and for the VAP Certified Professional to issue a “No Further Action (NFA) Letter,” to the OEPA on behalf of Metro Parks.

REDEVELOPMENT ISSUES

Once the letter has been accepted, the OEPA will issue a "Covenant Not to Sue" (CNS) for the property to Metro Parks.

◀ Southern Tier

- ▶ Supplemental Phase II Environmental Site Assessment of city-owned property to be contracted by the city of Columbus in fall 2005. The Supplemental Assessment will address the following items:

- ▲ Additional soil and ground-water test and analysis
- ▲ A risk assessment for the Property
- ▲ Assessing the lower ground-water zone and collecting a complete round of groundwater samples
- ▲ Address VAP eligibility issues
- ▲ Address background soil concentrations

(5) I-70/71 South Innerbelt Study

- ◀ In 2008 the Ohio Department of Transportation plans to begin construction on a newly design I-70/71 south innerbelt "split." The current I-70/71 configuration enters the



south end of downtown Columbus from the west. The interstate crosses the Scioto River and borders the north end of the Whittier Peninsula.

- ◀ Four alternatives are under study and it is expected that the approach of the newly constructed interstate will widen as it crosses the river and enters the downtown. The exact footprint will not be determined until a final design alternative is selected sometime in February 2006.

- ◀ For more information go to:
<http://www.dot.state.oh.us/7071study/stakeholder%20link.asap>

CONTEXT

Downtown Riverfront Investments

Over the next decade, the city of Columbus expects to invest over \$123 million in the downtown riverfront. The Whittier Peninsula is immediately south of downtown and it enjoys a direct link via the multi-purpose trail system. Funding and schedules are in place for the Main and Town Street Bridge replacement projects and it is anticipated that both bridges will be completed by the end of the decade. Recently, the Columbus Downtown Development Corporation introduced an idea to re-align the Town Street connection one block south to Rich Street on the east riverbank (downtown). If a Town-Rich connection is pursued, it is likely the existing Town Street bridge will be re-constructed as a pedestrian/festival bridge crossing. The Main Street Bridge, with its spectacular lighting, arches and pedestrian promenade will connect the Whittier with west bank attractions such as Center of Science and Industry (COSI), Genoa Park Amphitheater and Dodge Park Recreation Center. In addition to the physical connection, Audubon has established a partnership with COSI to further strengthen the mission of environmental education. The stretch

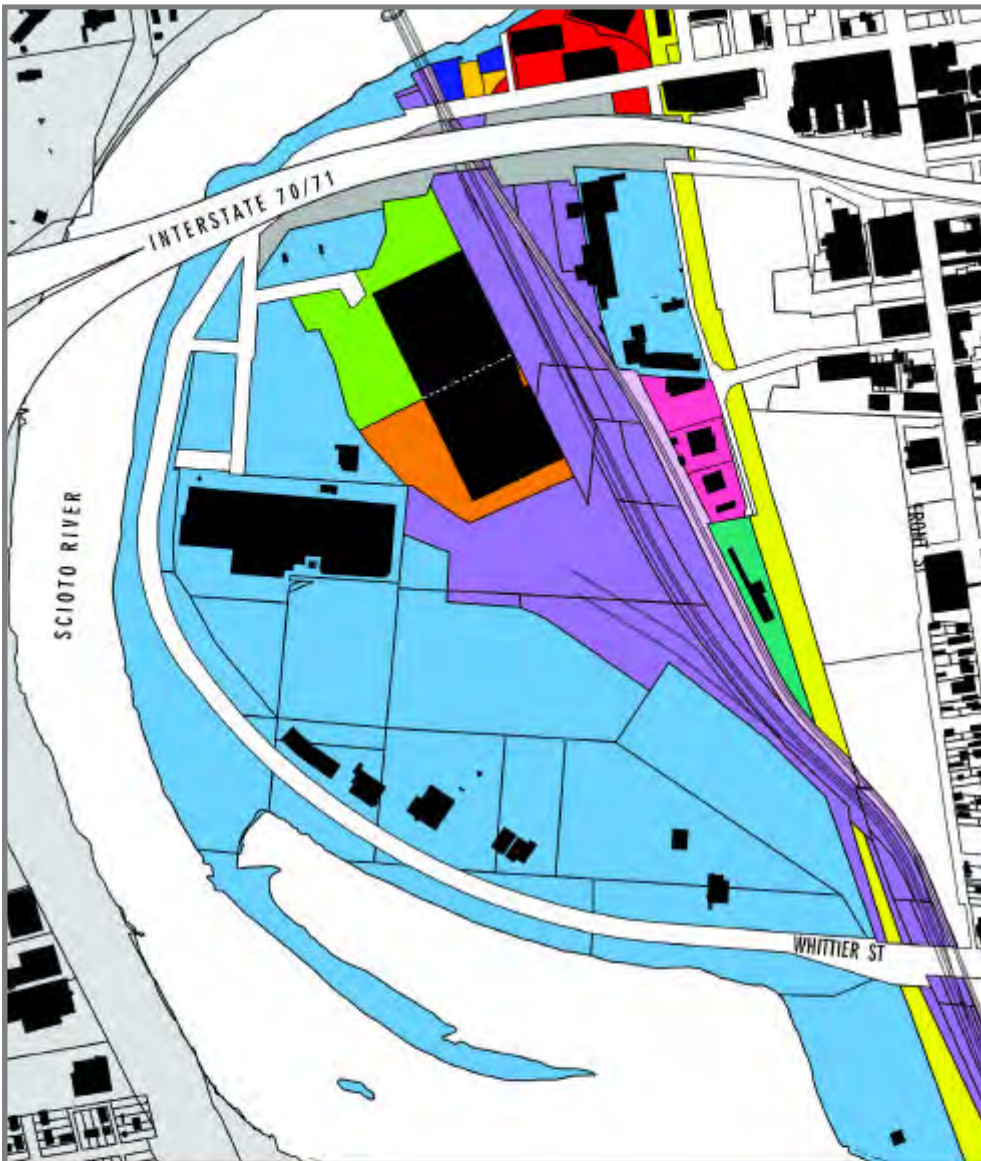


The Scioto Mile

Columbus Downtown Development Corporation

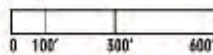
of the river flowing through downtown, recently coined, the "Scioto Mile", will include renovations to Bicentennial and Battelle Parks and completion of a river walkway system that will provide a convenient and enjoyable connection to downtown venues, the new North Bank Park, and other points north.





Property Ownership

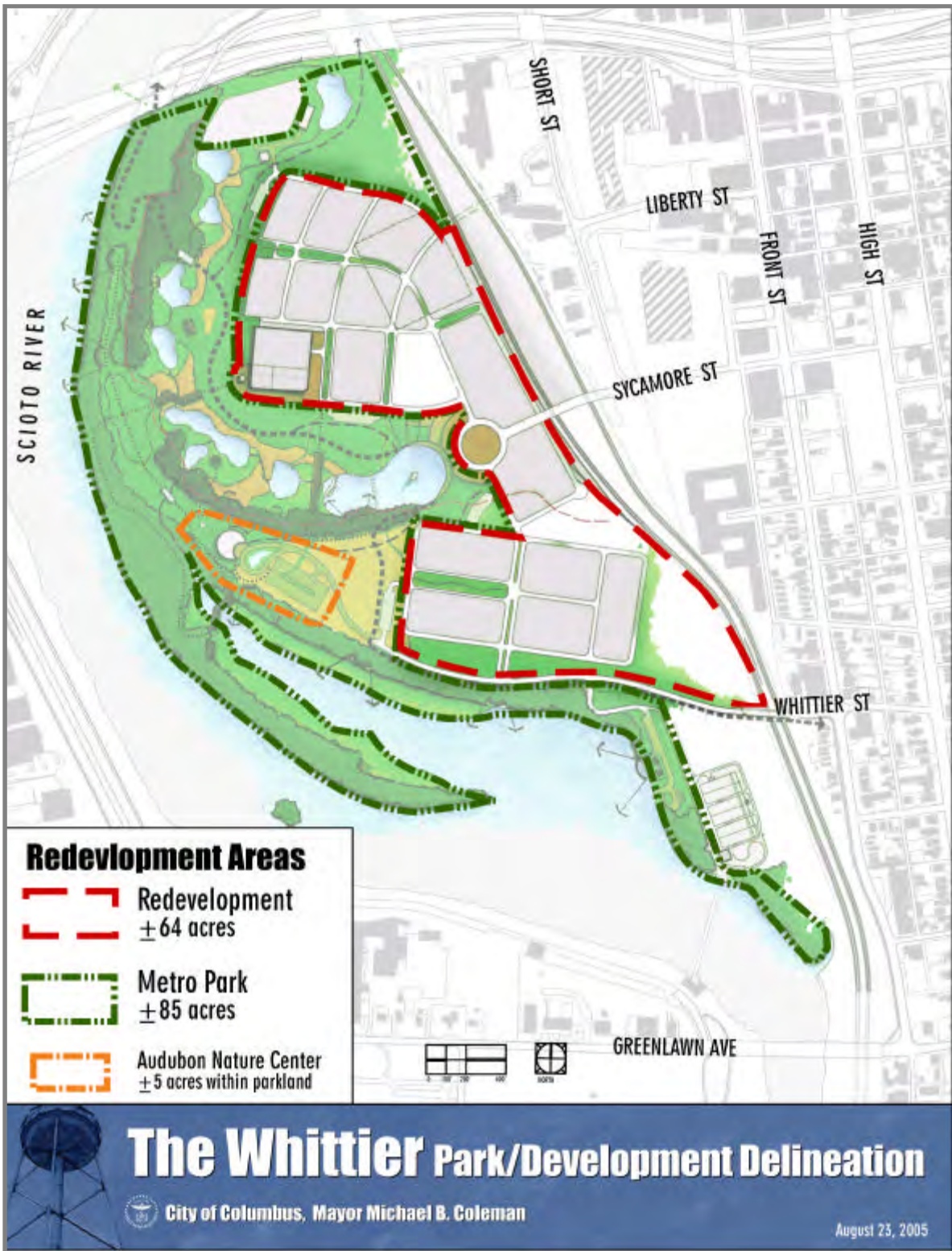
| | | |
|------------------|-------------------------|------------------------|
| City of Columbus | Consolidated Rail Corp. | Pizzuti/Miranova Corp. |
| Metro Parks | American Electric Power | Chesswell Co. |
| City Properties | GMB Co. | |
| CSX Railroad | Long Stone | |

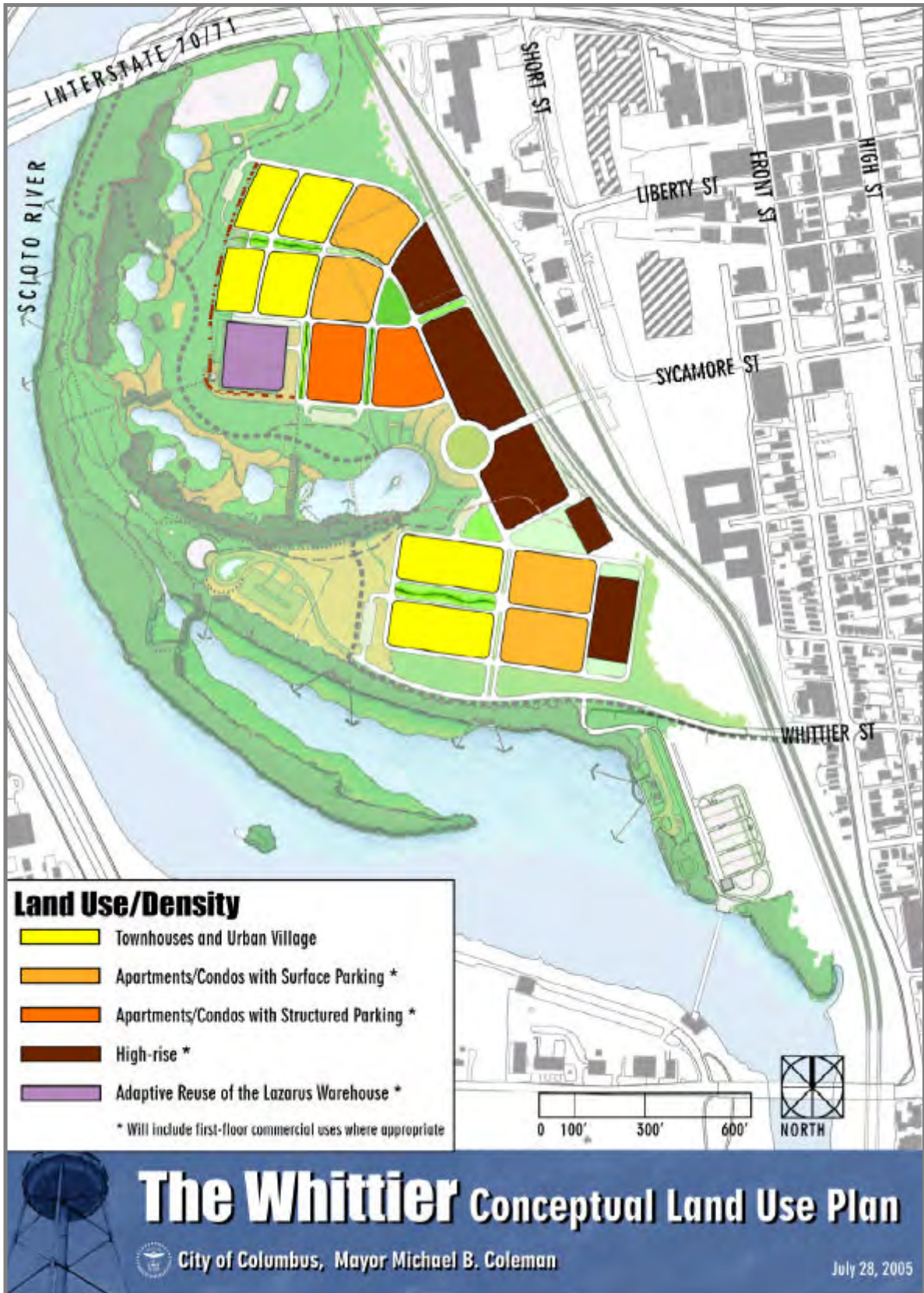


The Whittier Property Ownership

City of Columbus, Mayor Michael B. Coleman

August 22, 2005





| | Units per acre | Attributes | Acreage | Total units Per Category |
|-------------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------------------------|--------------|-----------------------------|
| NORTH PARK TOWNHOUSE | | | | |
|  | 15-30 u/a | 2 to 3 stories Interfaces with park 5 -10 ft. setback Courtyard above structured parking | 1.52 | 42 |
| TOWNHOUSE | | | | |
|  | 15-30 u/a | 2 1/2 to 3 stories 0-10 ft. setback Surface parking in rear, possible first-floor garage | 6.68 | 134 |
| APARTMENT/CONDO WITH SURFACE PARKING* | | | | |
|  | 45-60 u/a | 3 stories Ground story parking from rear-entry garage 5 to 10 ft. setback | 7.14 | 372 |
| APARTMENT/CONDO WITH STRUCTURED PARKING* | | | | |
|  | 60 u/a | 4 to 6 stories Commercial on ground-floor Residences above Zero-lot line Structured parking | 4.34 | 260 |
| HIGH-RISE* | | | | |
|  | 80-100 u/a | 9 to 12 stories Potential ground-floor commercial Zero-lot line Structured parking | 7.87 | 693 |
| LAZARUS* | | | | |
|  | | Adaptive Reuse Potential residential, commercial, live/work Ground-floor parking | 2.06 | 57 |
| *OPPORTUNITY FOR FIRST-FLOOR COMMERCIAL USES WHERE APPROPRIATE | | | | |
| TOTAL | | | 29.67 | 1,558 |

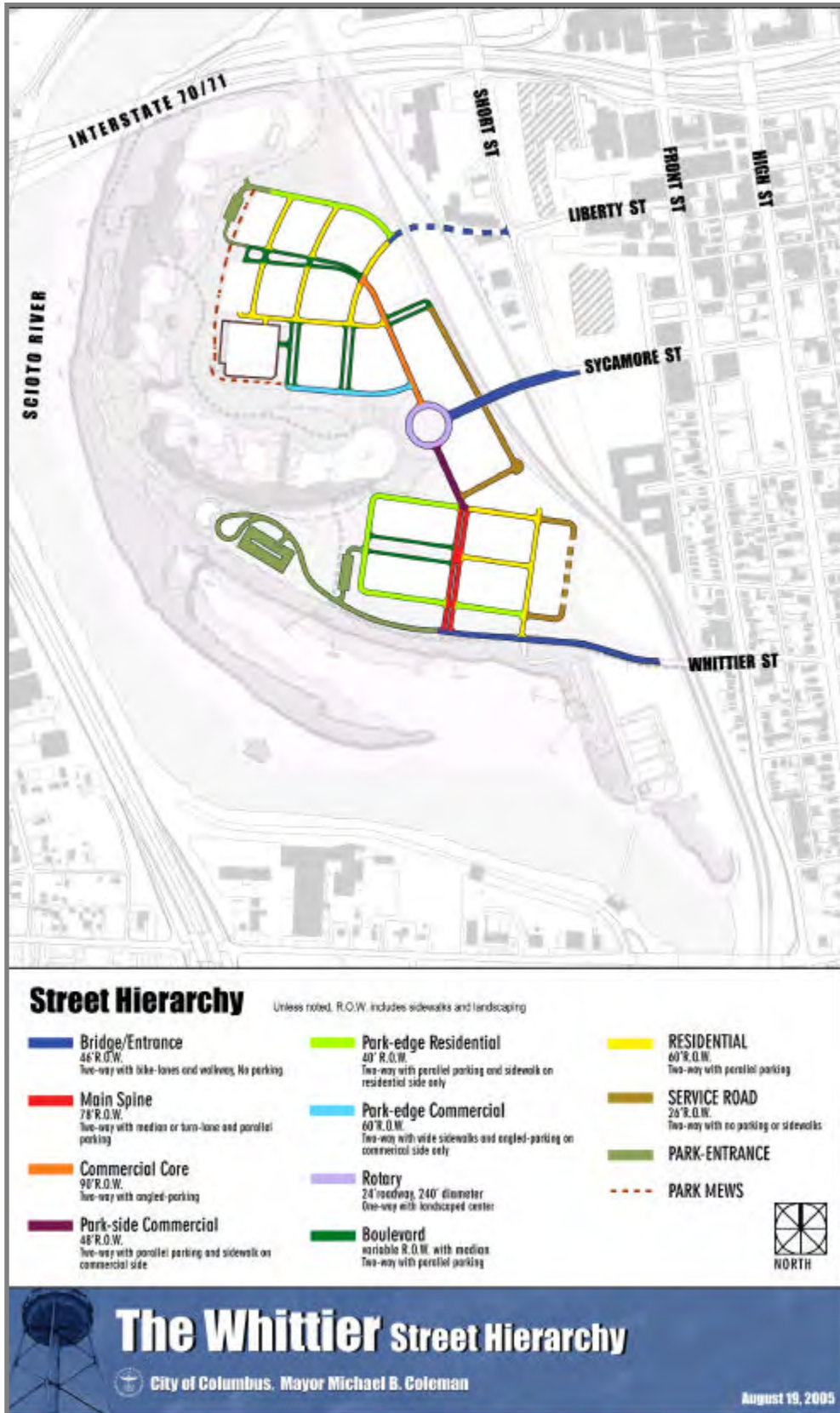


The Whittier Conceptual Plan Legend



City of Columbus, Mayor Michael B. Coleman

July 28, 2005



PROPERTY SUMMARY

The Lazarus furniture warehouse sits at 562 West Whittier Street and is partially within the Scioto River 100-year floodplain. The site has been altered and used for manufacturing and industrial purposes for over the past 100 years. The property lies within the historic Brewery District, and is in the center of the Whittier Peninsula, an area slated for redevelopment as parkland and a mixed-use neighborhood. (See map on page 16).

BRIEF HISTORY

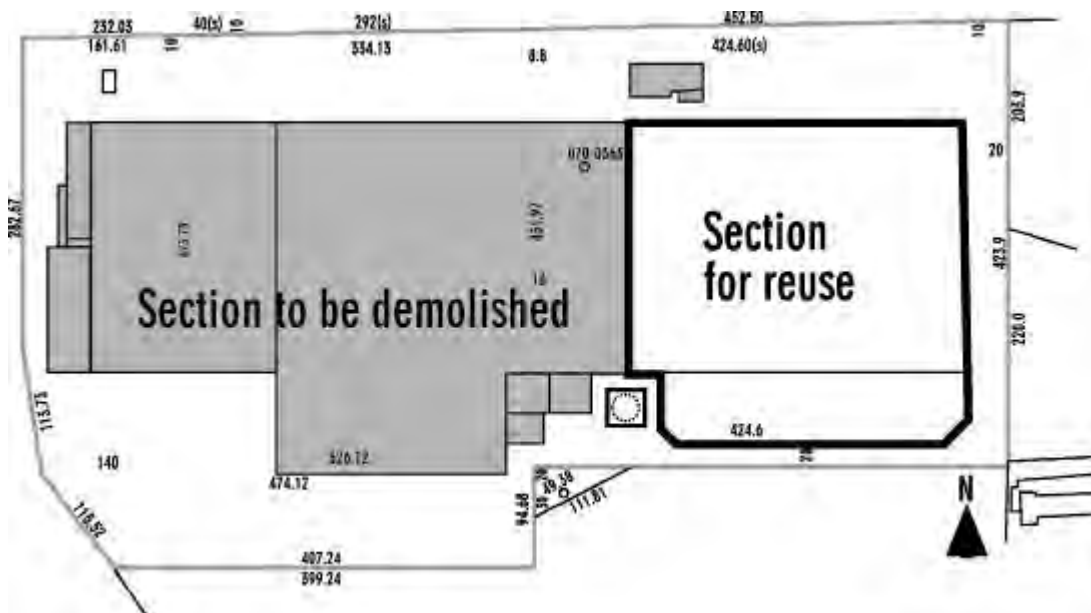
The Lazarus Furniture Warehouse sits on a site that has had a long history harboring much heavier industrial uses than the present building ever encompassed. For the past century, the land has had a number of manufacturing facilities here including a steel foundry, and the site was connected to the growing rail network with an array of spurs in the vicinity. The present building was created by the F&R Lazarus Co., the quintessential business in Columbus for the past 150

years, whose name and presence have recently been phased out by Federated Department Stores, Incorporated.

EXISTING STRUCTURE

The building was built in two phases. The western two-thirds of the structure was built in 1947 and the eastern third was constructed in 1955. The property was purchased by the City of Columbus in 1999, and has been subsequently leased by the Columbus Public School Board and other city-affiliated community organizations for warehousing and storage.

The eastern third of the existing complex, which is slated for reuse, is a two-story brick warehouse constructed in 1955. It presents the portion of the Lazarus facilities on the property with the greatest structural integrity. For further construction details, see Appendix A.



562 West Whittier Street.

OBJECTIVE



Lazarus warehouse adaptive reuse and new construction.

The reuse of a portion of the Lazarus warehouse will provide what is often absent in new developments, a connection to the site's past. The Whittier Peninsula has been used for an assortment of industrial purposes over the course of the past two centuries. However, its redevelopment will bring about new opportunities for people to live and work here in the future.

Through the concept development and planning process, it has been determined that the eastern third of the complex standing at 562 West Whittier Street is appropriate for adaptive reuse.

While 92% of the waste produced in the United States each year is generated by demolition of buildings, only 20 to 30% is recycled or reused.¹ Not only does the reuse of an existing structure reduce the amount of waste generated and energy needed in demolition, but it will limit the demand on resources required for the project.

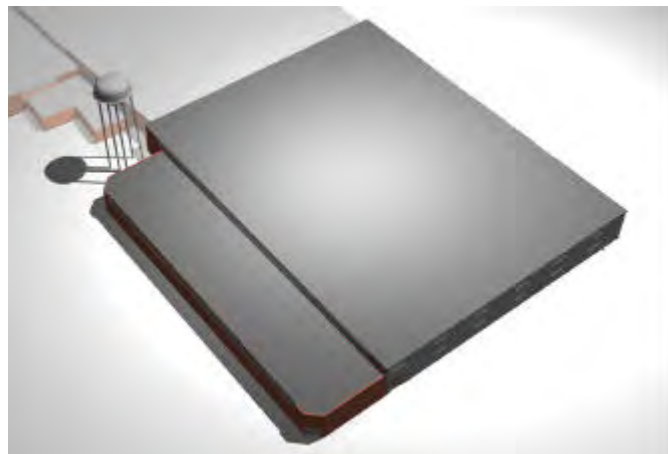
In redeveloping the Lazarus warehouse, the aim is to demonstrate how energy and money can be saved through the adaptive reuse of the existing structure and its demolition materials. LEED (Leadership in Energy and Environmental Design) are national standards that have been established by the US Green Building Council.² These standards should serve as a guide to the priorities that will be critical in the selection of proposals. The project fits the LEED category

of New Construction and Major Renovation, and can qualify for other categories based on the programmatic choices made for the building.

Energy efficient design and construction has become an important regional and national movement. The City of Columbus is moving towards reaping the benefits that come with the implementation of such initiatives, as evidenced by Mayor Michael B. Coleman's recently announced Get Green campaign.

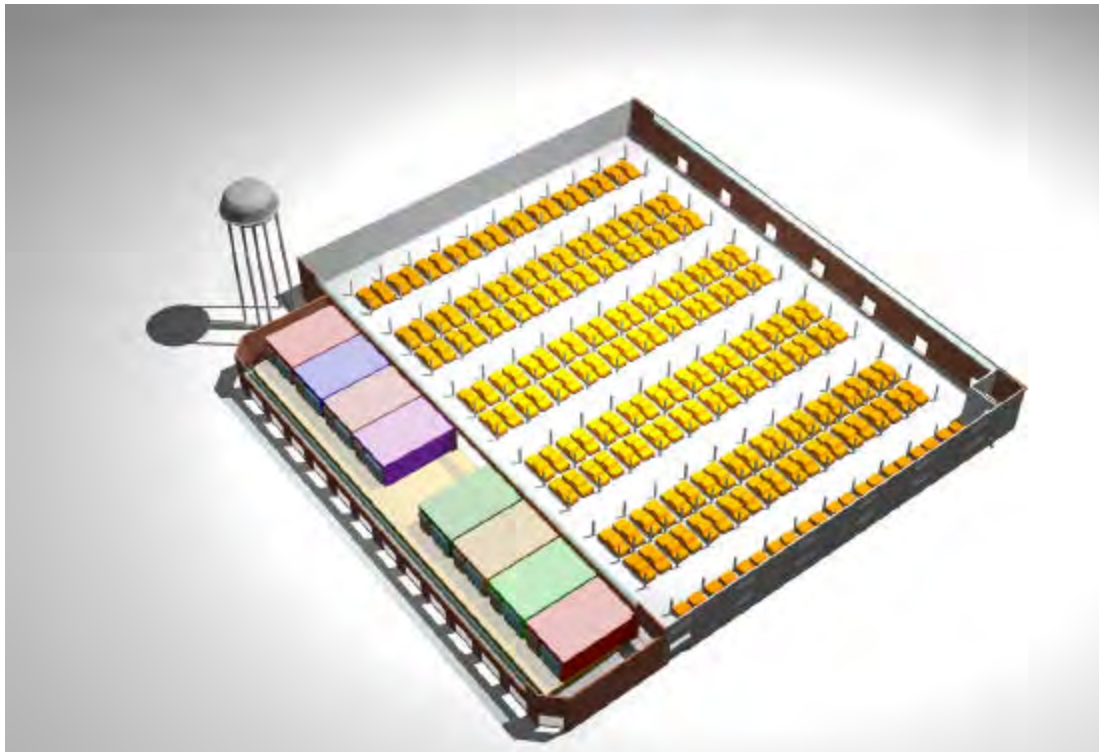
¹ A Characterization of Building-Related Construction and Demolition Debris in the United States, U.S. EPA, 1998

² More information about these standards can be found at: <http://www.usgbc.org/LEED/publications.asp>



The eastern third.

OBJECTIVE



First-floor commercial and parking capacity.

FIRST FLOOR

The 1½ story loading dock on the south end of the building could serve as an open-air, covered gallery providing access to the storefronts of neighborhood scale commercial businesses. Due to the low-lying land on which the floor of the loading dock is constructed, the storefront entrances will require an elevated walk.

In public meetings, parking was one of the most prominent concerns expressed by Brewery District residents. The ground floor of the warehouse main building could be re-used to hold approximately 180 parking spaces. This should

be sufficient to accommodate both the parking demand created by new building tenants, and some of the parking needs generated by the Metro Park and surrounding neighborhood.

This approach allows increased parking facilities without adding additional impervious surfaces to the site. Due to a recent revision in the FEMA maps, this property now sits within the 100-year floodplain. Using the first floor of the Lazarus as a garage is an appropriate use that would elevate the habitable space above the floodplain, and accommodate the increased parking demand.

OBJECTIVE

SECOND FLOOR

In talking with various members of the community, a number of programmatic concepts have arisen for the existing 77,440 square feet on the second floor of the Lazarus warehouse. Converting the second floor of the furniture warehouse would necessitate drawing natural light into the building. Preliminary design concepts have included adding habitable space above the existing second floor.

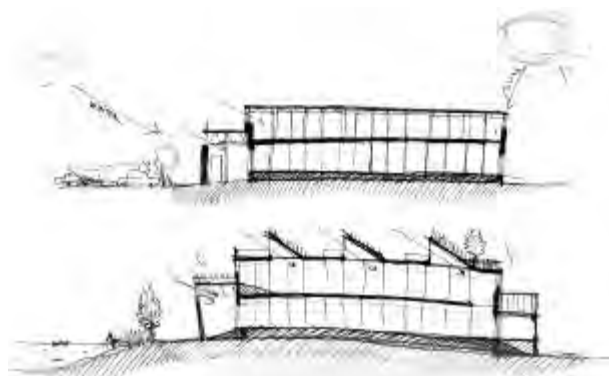
Though the existing floors were designed for heavier loads, for the roof to become habitable, structural reinforcement would be necessary. Alterations here would also be an opportunity to maximize passive solar gain by incorporating south-facing windows to provide natural light for the new uses.

The conversion of the second floor and the creation of a rooftop terrace would provide panoramic views of the parkland and the Columbus skyline. The existing windows on the north side of the upper floor currently offer striking views of the downtown. Given the building's size and configuration, all proposals should consider integrating a planted roof garden. In addition to creating valuable amenity, vegetated roofs help reduce the impacts of storm water runoff, can increase the life span of roofing materials, and offer some thermal insulation.

Whether the space is used for offices, condominiums, or an entirely different use, there is an opportunity to create an original place that will stand as a symbol of resourcefulness.

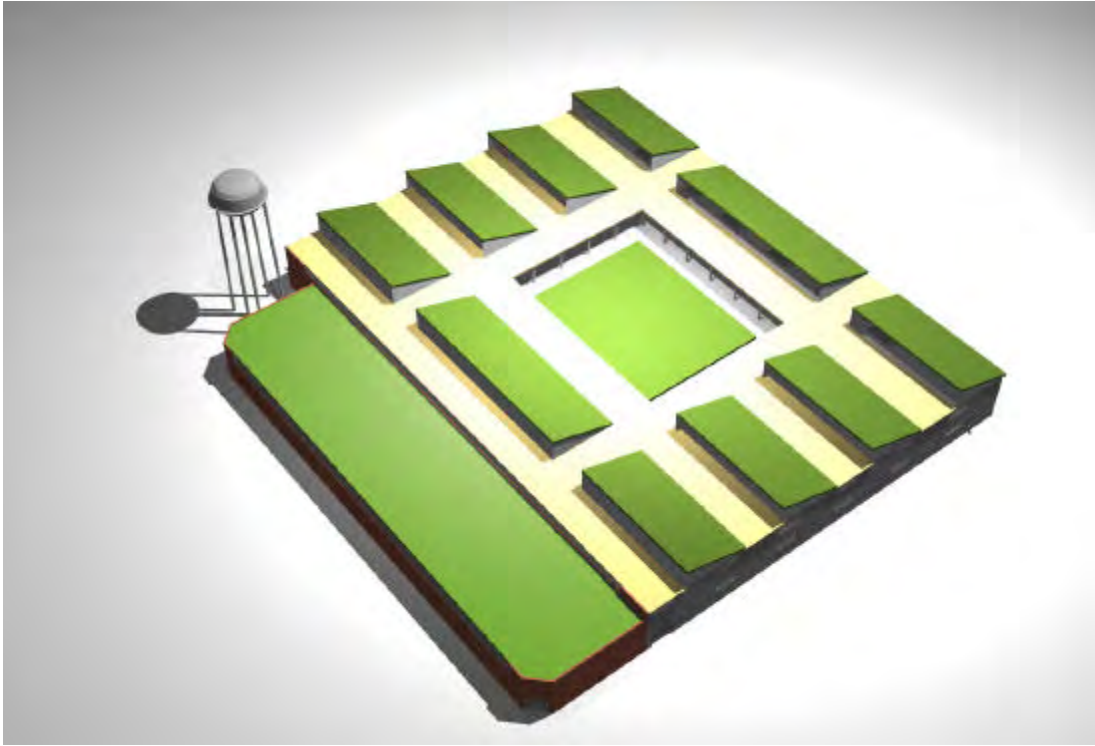


Second floor (existing).



Existing (top) and passive solar cross-section

OBJECTIVE



Adaptive reuse.

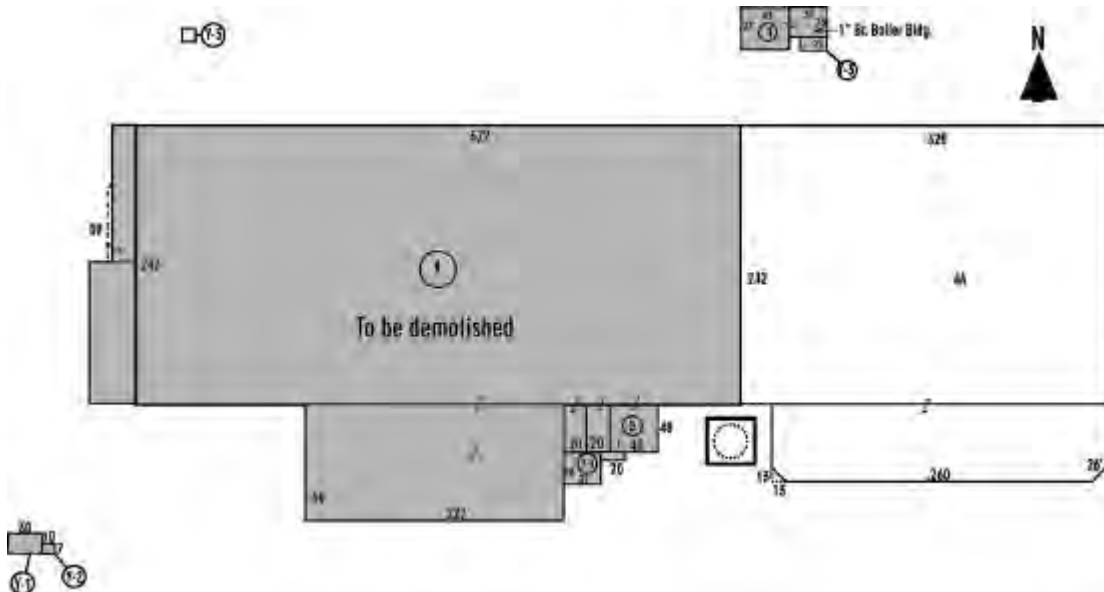
The interface between the park and the development is critical to the success of the Whittier Peninsula's redevelopment. The Lazarus warehouse reuse must take full advantage of the opportunities made available in the surrounding redevelopment.

As the entire Whittier Peninsula redevelopment will embrace principles of sustainable design, the

conversion of the Lazarus warehouse should stand as the centerpiece for this initiative. While most of the buildings slated for the area will be newly constructed, the reuse of this structure will not only offer a reminder of the ground's history, but it will exhibit the principles of resourcefulness and sustainability.

APPENDIX A

**From Real Estate Appraisal:
Nash-Wilson Associates Inc.
June 9 1997**



Parcel #: F-053-002

| ID | Primary Use | Sty. Hgt. | Gross Floor Area Ground | Total | Replacement Cost | Total Depr. | RCLD |
|-----------------------------------------------------|-----------------|--------------|----------------------------|---------|---------------------|----------------|-------------|
| 1 | Warehouse | 1 | 149,902 | 264,702 | \$6,066,200 | 70% | \$1,819,900 |
| 2 | Office | 1 | 2,400 | 2,600 | 196,300 | 75% | 49,100 |
| 3 | Cafe/Office | 1 | 4,880 | 4,880 | 331,300 | 75% | 82,800 |
| 4 | Boiler Room | 1 | 2,120 | 2,920 | 118,200 | 75% | 29,600 |
| 4A | Warehouse | 2 | 95,907 | 173,347 | 2,948,300 | 60% | 1,179,300 |
| 5 | Prts Rm & Baler | 1 | 1,600 | 1,600 | 53,800 | 60% | 21,500 |
| Y-1 | Sewage Pit | | 256,809 | 450,049 | Considered In Land | | |
| Y-2 | Pump Pit | | | | Considered In Land | | |
| Y-3 | Storage | 1 | 253 | 253 | 11,800 | 90% | 1,200 |
| Y-4 | Office | 1 | 896 | 896 | 28,500 | 60% | 11,400 |
| Y-5 | Guard House | 1 | 128 | 128 | 5,100 | 50% | 2,600 |
| | Water Tank | | | | 59,100 | 80% | 11,800 |
| | Fencing | | | | 11,600 | 75% | 2,900 |
| | R.R. Siding | | | | NV | | |
| | Paving | | | | 127,500 | 75% | 31,900 |
| Total | | | 258,086 | 451,326 | \$9,957,700 | | \$3,244,000 |
| Estimated Overall Functional and Economic Obsolesce | | | | | | | 20% |
| Estimated Truce Value | | | | | \$2,595,200 | | |

APPENDIX A

F-053-002 BUILDING 4A

WAREHOUSE

Erected: 1955

CONSTRUCTION & SIZE

Two story brick 242' x 320' x 27' high

Second floor (open) 22' x 380'

CONSTRUCTION DETAIL

FOUNDATION

Concrete walls and column footers

WALLS

North 320 L/F - 10" concrete 3' high, 4" brick, 4" concrete block 21' high including continued steel sash windows 6' high

South 320 L/F - 10" concrete 3' high, 8" concrete block and overhead doors 28' high including stone coping and gutters and downspouts

East 242 L/F - 10" concrete 3' high, 8" concrete block and glass block 28' high

West Taken with adjoining building

FLOOR

First Mastic over 5" concrete and fill 3'

Second 89% only mastic cover 4" reinforced concrete slab, 12" x 6 1/2" steel beams 7'3" average on center, 18" x 7 1/2" steel beams 20' on center, 8' x 6 1/2" steel columns 20' x 22' on center

ROOF

Flat type, tar and gravel roofing, insulated steel decking, 10' x 4" steel purlins 5'6" on center, 12" x 6 1/2" steel beams 20' on center, 8" x 6 1/2" steel columns 20' x 22' on center

MECHANICAL FEATURES

Lighting Conduit wiring and reflectors

Heating Steam unit heater

Sprinkler Wet pipe system

OTHER FEATURES

Twenty-nine - 8' x 8' overhead steel curtain doors, one - 6' x 8' overhead steel curtain door and seven - 8' x 8' overhead frame doors

ADDITIONS

One Story Brick - 64' x 293' (less 0' to 20' x 20' and 0' to 13' x 13') concrete foundation (North wall not included)

West Wall 74 L/F - 9" concrete 3' High, 4" brick, 4" concrete block walls 21' high

South Wall 260 L/F - 9" concrete 3' high 4" brick, 4" concrete block 15' high continued steel sash windows 6' high

East Wall 70 L/F - 9" concrete 3' high, 4" brick, 4' concrete 21' high

gutters and downspouts, part 8" concrete block, concrete flooring at grade

flat type, tar and gravel roofing,

insulated steel decking, 12" x 4" steel purlins 6' average on center

steel box trusses 20' on center

one run 8" x 6 1/2" steel columns 20' on center including lighting steam unit heating

and sprinkler system, one lavatory

one 16' x 18' motor operated steel curtain door and one 14' x 14' motor operated steel curtain door

APPENDIX A

F-053-002 YARD

Y-1 SEWAGE PIT

16' x 30', 12" concrete walls and concrete walls and concrete floor below grade. (Not being used.)

Y-2 PUMP PIT

7' x 10' x 12' high, concrete foundation, 34 L/F - concrete walls, concrete floor, below grade, concrete slab and steel grill roofing. (Not being used.)

Y-3 STORAGE

One story brick 11' x 23', 45 L/F - reinforced concrete 1'6" high, 4" brick, 4" concrete block back-up 9' average high, concrete floor, flat type, composition roofing, steel decking and framing with electric lighting. (1956)

Y-4 OFFICE

One story concrete block - 28' x 32' x 12' high, 60 L/F-8" concrete block, aluminum sash windows, concrete floor, flat type, tar and gravel roofing, insulation, steel decking, 10" steel bar joists 4' on center, electric fluorescent lighting, heating and sprinkler, 32 L/F - 8" concrete block partition walls 12' high. (1962)

Y-5 GUARD HOUSE

One story metal - 8' x 16' x 10' high, finished interior, air conditioning, concrete floor, erected 1981

WATER TANK

100,000 gallon capacity elevator, steel and fabricated steel tower 100' high

FENCING

800 L/F - woven wire including pipe posts, gates and three strands barbed wire

RAILROAD SIDING

800 L/F - standard gauge including timber ties, ballast, etc. Not used since 1985

PAVING

91,100 S/F - asphalt paving

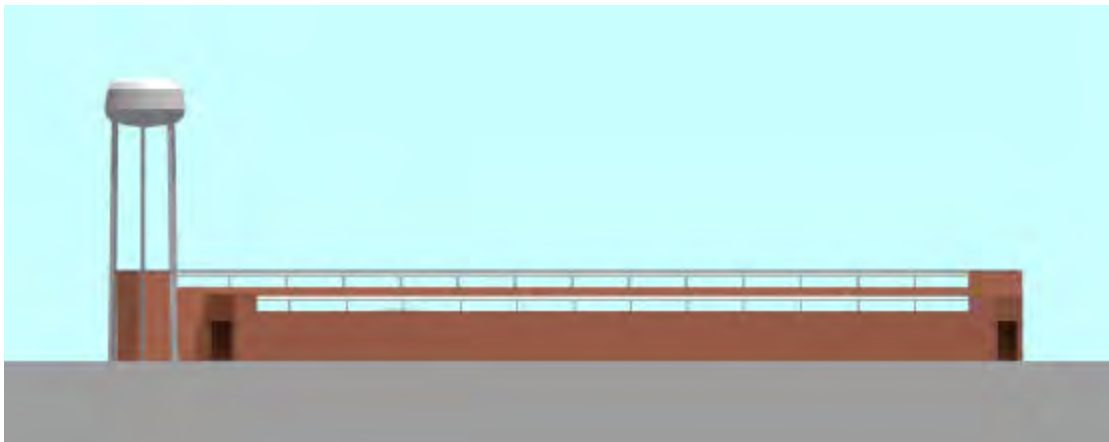


View of the rear enclosed loading dock building.

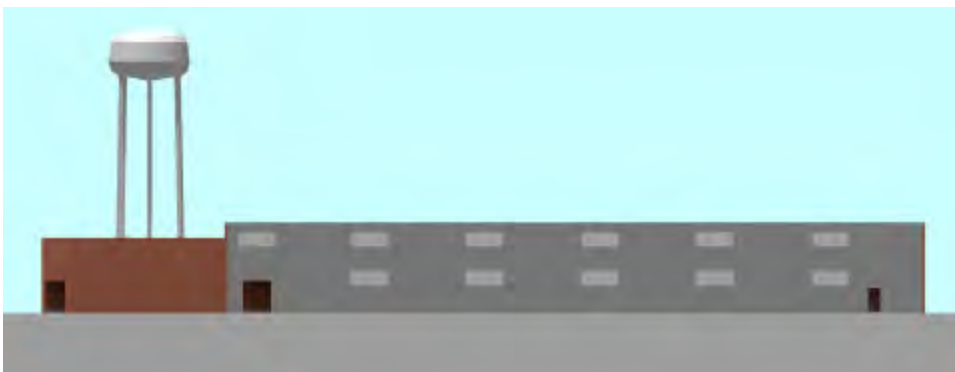
APPENDIX B



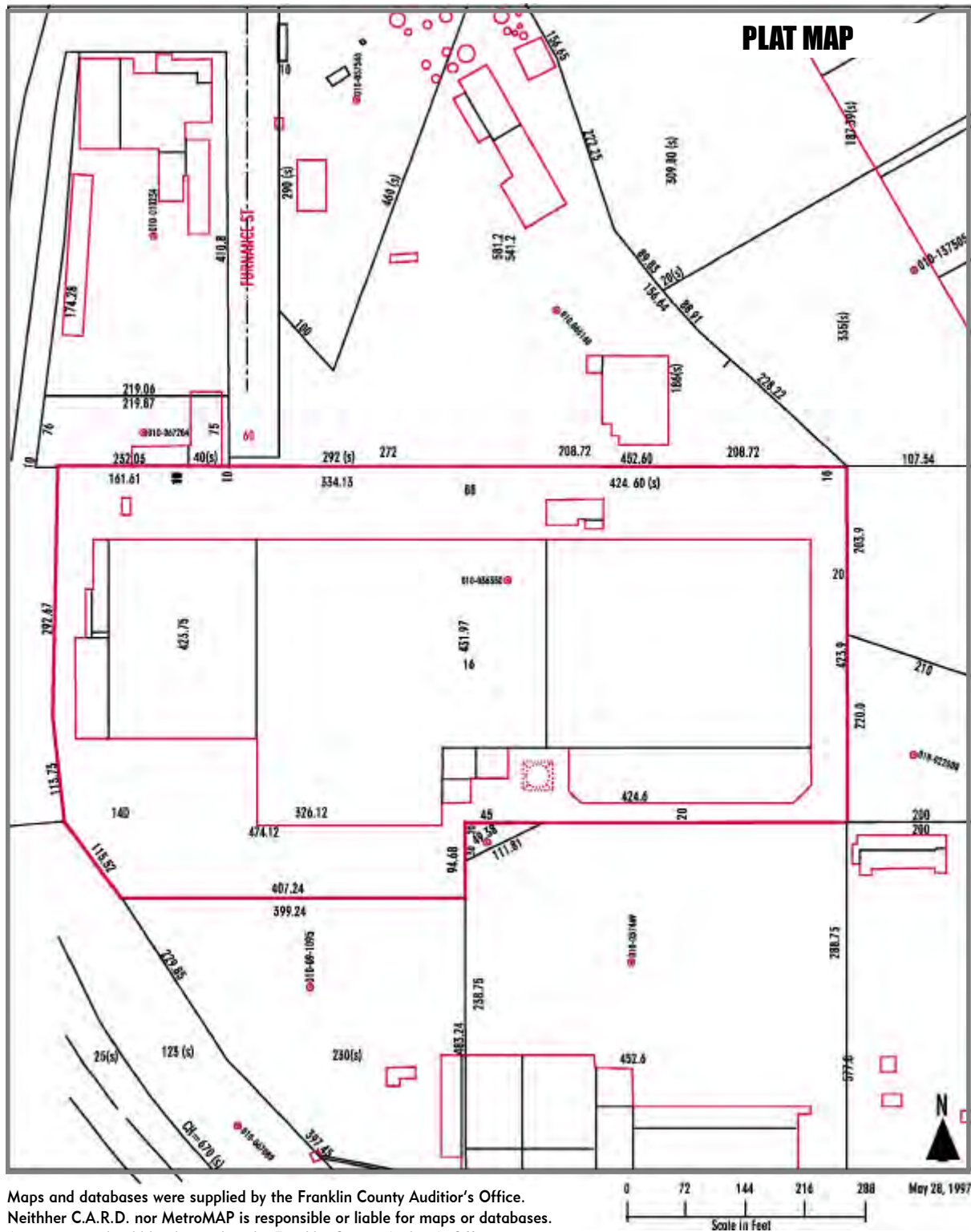
North elevation



South elevation



East elevation



The *Whittier Development Principles* articulate the city's overall vision for the Whittier Peninsula and will be used to guide its redevelopment. It is anticipated that after agreements are negotiated, the preferred master developer will complete a detailed land use and development master plan. In doing so, it is expected that the plan will incorporate the Principles and Metro Park plan, as well as consider the land use and design concepts provided.

Excellence

An excellent public environment on the Whittier Peninsula will be achieved by...

- ◀ Encouraging variety, creativity and quality in architectural & landscape design;
- ◀ Using public art to create special places offering surprises, excitement, contemplation, and respite;
- ◀ Promoting well-proportioned and active streets that enhance human scale, amenity and environmental comfort;
- ◀ Seamlessly integrating the park and neighborhood outdoor spaces through design and a mutually dependent green infrastructure approach;
- ◀ Respecting the historic heritage of the Whittier's unique location; and
- ◀ Promoting a standard of quality that achieves the most durable, healthy, comfortable, affordable and energy-efficient living and working environments for residents, employees and visitors.

Environmental Responsibility

Sustainability will influence all planning decisions and actions taken to develop a new neighborhood on the Whittier Peninsula. A sustainable, environmentally responsible approach will be integrative and pragmatic. The results will be a community that stands the test of time -- environmentally, economically and socially.

Diversity

A mixed-use, socio-economically diverse community will be created that will have a variety of residential options for purchase or lease. It is the city's intent to create a new urban neighborhood that is attractive to a wide variety of households, including families. Therefore, at least ten-percent of the residences built on the Whittier will be affordable, workforce housing.

Connectivity

The Whittier Peninsula is part of...

- ◀ An evolving regional multi-purpose trail and greenways system;
- ◀ The historic Brewery District neighborhood;
- ◀ The Central Ohio Region and will position itself to participate in regional transportation planning and opportunities; and
- ◀ Downtown Columbus, its business district, a growing arts, cultural, residential, commercial and sports community, including the evolving Scioto Mile park system.

A two-step process will be used to select the preferred master developer for the redevelopment of the Whittier:

- ◀ Response to this Request for Qualifications (RFQ) issuance will serve as an expression of interest, on the part of the master developer, in the redevelopment of the Whittier Peninsula and will provide evidence of the respondent team's qualifications to implement the project. Therefore, the RFQ submissions are to solicit interest from qualified development entities and no physical planning, architectural design or specific direction concerning financing alternatives is being requested at this time.
- ◀ After a review of the RFQ submittals, a limited number of qualified master developers will formally be invited to submit a detailed proposal regarding the design, development and implementation of the Whittier Peninsula redevelopment.

Anticipated Schedule:

| | |
|--------------------------------------------------|-------------------|
| Request for Qualifications (RFQ) Process Opened | September 1, 2005 |
| Pre-submission Meeting and Site Tour | October 7, 2005 |
| RFQ Response Deadline | October 27, 2005 |
| Request for Proposal (RFP) Invitations Issued | November 11, 005 |
| RFP Response Deadline | January 13, 2005 |
| Developer Presentations, Community Forum & Input | January 26, 2006 |
| Committee Selection | February 17, 2005 |

Subsequent to the issuance of this RFQ, the city of Columbus may notify, supplement or amend the provisions of this RFQ, including the schedule.

Each development team responding to this Request for Qualifications is required to provide a STATEMENT OF QUALIFICATIONS as described in this section. In order to facilitate review and evaluation by the city of Columbus, all respondents are requested to structure their responses in conformance to the outline presented below. One original and 11 bound copies of each response to this RFQ shall be submitted and must be received by close of business on October 27, 2005, at the following address:

City of Columbus
Department of Development
Planning Division
109 North Front Street, ground floor
Columbus, Ohio 43215
attn: Lori Baudro, Neighborhood Planning Manager

All responses will become the property of the city of Columbus and will not be returned. Information of a confidential nature will be kept confidential during and after the selection process as permitted by law when respondents properly identify such information.

The outline for each respondent's Statement of Qualifications should be prepared as follows.

Team Identification and Management Approach

Respondents are encouraged to form teams as deemed appropriate to best respond to the RFQ and provide the strongest credentials with the best blending of relevant experience. The Statement of Qualifications should identify and provide a general description of the firm that will be the master developer and the firms that will be key members of the master developer's team. Please clearly note the name, address, phone number, and email of the person with the

master developer who will serve as the contact regarding this RFQ/RFP process. In addition, please identify the authorized person with whom the city or its representative would negotiate agreements for the planning and development of the Whittier should the firm be selected as the preferred master developer.

The key member firms of the master developer's team to be identified in the response to this RFQ must include the lead project architect. Other key team members could also include:

- ◀ Landscape architect
- ◀ Transportation and parking consultant
- ◀ General engineering firm with low impact development, flood plain management, infrastructure, brownfield, and geotechnical expertise
- ◀ Development consultants and other real estate professionals;
- ◀ Public involvement coordination;
- ◀ Other team members who will assist the master developer in shaping the uses, design character and scale of the Whittier redevelopment; and
- ◀ Although the inclusion of local consultant and sub-consultant firms on the development team is not required, it is encouraged.

Please Note: Particular attention and emphasis should be placed on assembling a team with both a respect for, and experience in, the practice of green building and development techniques. This will necessitate the ability to work collaboratively across disciplines and with Metro Parks and Audubon, to create an integrated civic space that will seamlessly join the parklands and new development.

The goal is to fully realize the potential of the Whittier Peninsula by creating the very best recreational, living, working, and learning environment possible for people and nature that wisely uses resources, and promotes the social and economic benefits of good urban spaces and environmental stewardship.

Relevant Master Developer Experience

Present the master developer's relevant project experience within the last ten years, including the name, address and phone number of the project contact, photographs, and brief project descriptions. These development descriptions should include development concepts, construction and completion dates, locations, land uses, sizes (total net leasable or saleable square footage of each use, overall gross square footage of each use, total dwelling units (gross and net), residential product by type, overall gross square footage and height), construction costs, roles of development entities, use of green building and environmentally responsible development techniques, mixed-income residential product, construction costs, roles of development entities, and any public financial assistance or incentive. Examples of relevant project experience include:

- a) Neighborhood scale mixed-use projects that include residential, retail and office uses;
- b) Streetscape design and construction, including public amenities;
- c) Adaptive re-use of structures;
- d) Green building technologies, environmentally responsible development approach and application Best Management Practices (BMP's);
- e) Projects done in partnership with cities or quasi-public entities;

- f) Mixed-income residential projects;
- g) Master Plan development;
- h) Projects involving a variety of architects and development interests; and
- i) Community outreach and experience with architectural review boards.
- j) Brownsfield development

Any innovative aspects of previous project experience that may be relevant to the Whittier should be described in greater detail.

Please list (without detailed descriptions) all projects that the master developer currently has in planning or under construction.

Financial Capacity

Provide evidence that the responding master developer has the financial capability to carry out the proposed development. Such evidence could include the developer's two recent audited financial statements, if available, or other evidence of financial capability supported by personal and/or corporate financial statements, and a list of appropriate financial references. These items should be submitted under a separate cover and must be submitted by the established RFQ response deadline. Please include potential sources of debt equity and/or debt financing. If applicable, please disclose any filings for bankruptcy, fines levied by governmental agencies or legal proceedings against any participating organization, employees, corporate officer or entity that might have a material effect on your ability to perform any future negotiated development agreement.

Responses should be complete and as concise as possible. Again, this is a solicitation of interest from qualified development entities; the city of Columbus is not requesting physical planning, architectural design or direction concerning financing alternatives.

Management Approach, including the Pre-Development Phase

Please explain the master developer's preliminary proposed organizational and management approach for redevelopment of the Whittier, including a description of the roles and responsibilities of each member firm of the master developer's team.

Statement of Reaction to Development Principles, Plan for Whittier Metro Park, Audubon Nature Center, Conceptual Plan, General Urban Design and Use Mix Goals

This statement should convey the master developer's reaction to the planning to date relative to the redevelopment of the Whittier Peninsula, assessment of opportunities or

impediments for the project's success, and suggestions for how the project's planning and implementation process might be shaped to best meet the Development Principles, use mix and overall development goal as previously stated. The master developer won't be judged on how completely it agrees with previous planning. Instead, this statement is an opportunity for the firm to offer an independent judgment on how this project might best go forward and meet the objectives of all the stakeholders.

Reference Contacts

Provide contact information for all references (other than financial) who have worked with the master developer in similar situations. Include the architects name, contact information and the project name.

Other Information

Any additional information that responding development entities wish to submit may be attached in the form of appendices, referenced within this section of the RFQ.

The intent of this developer solicitation is to pre-screen qualified master developers based on their credentials, relevant experience, and their willingness to make the requisite commitment to carrying out a large and complex undertaking in a careful and coordinated fashion. Specifically, the city of Columbus intends to screen the initial submissions and only ask a limited number of the most qualified master developers to subsequently submit a full and detailed proposal.

The city of Columbus will select a preferred master developer with the experience, commitment, vision, financial ability, and technical competence necessary to complete the successful redevelopment of the Whittier Peninsula property, consistent with the *Principles*. The primary basis for the selection committee's consideration and short-listing of responses to this RFQ will be the contents of the master developer's qualification statement, and the result of the city of Columbus' due diligence and reference checks. The master developers invited to submit full proposals will be selected based on how well the following criteria are addressed.

Demonstration of Relevant Experience

In order to receive further consideration, a master developer must demonstrate the capacity to undertake the entire project by showing evidence of participating in at least one similar mixed-use, urban brownfield project located in or adjacent to a major urban area. Ideally, the project(s) should be either successfully completed or substantially along in their progress to the point where they can be viewed and independently evaluated. Other relevant experience will be considered in addition to having one similar project in the firm's background.

Understanding and Commitment to the Whittier Development Principles and partnership with Metro Parks and Audubon Ohio

As indicated elsewhere in this RFQ and attachments, the intent, to the maximum extent possible, is to develop the Whittier Peninsula in accordance with the *Whittier Development Principles*, including the green development, general urban design and use mix objectives established for this project. This must be demonstrated in the firm's project experience. The ability to work collaboratively with the city and/or its designee, Metro Parks and Audubon Ohio is critical.

Innovative Approaches to Project Implementation

Respondents should show evidence of innovative approaches and techniques utilized in prior comparable projects that are consistent with the *Whittier Development Principles*.

Indications of Financial Solidity

The evidence of the respondent's financial solidity and solvency should demonstrate the capacity to undertake a project of this scale. To the extent possible at this early stage, indications as to the possible and probable sources of equity and debt financing would be helpful.

Development Timing

Willingness of respondent to assume the overall project and to undertake project negotiation and project design and pre-development while land assemblage and/or arrangements occur will be viewed positively. This can be demonstrated by commitments made in the submittal, but also as considered by comparable projects undertaken by the firm.

Pre-Submission Conference and Site Tour

The city of Columbus will host a pre-submission meeting and site tour on Friday, October 7, 2005. The conference will be held from 10:30 am to 12:30, at a location to be determined. The group will reconvene on the Whittier Peninsula for a site tour that will begin at 2:00 pm.

Please confirm your attendance at the pre-submission meeting and site tour by faxing this form to the individual listed below. Confirmation of attendance should be received by September 23, 2005.

A. Pre-submission Conference

_____ We plan to attend the pre-submission conference.

Names of those who will attend:

1. _____
2. _____
3. _____

_____ We do not plan to intend, but will be submitting a response.

B. Site Tour

_____ We plan to attend the pre-submission conference.

Names of those who will attend:

1. _____
2. _____
3. _____

Contact Name: _____

Title: _____

Name of Company: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Please return this form by Friday, September 23, 2005, to:

Lori Baudro, Neighborhood Planning Manager

City of Columbus

Department of Development

Planning Division

109 North Front Street, ground floor

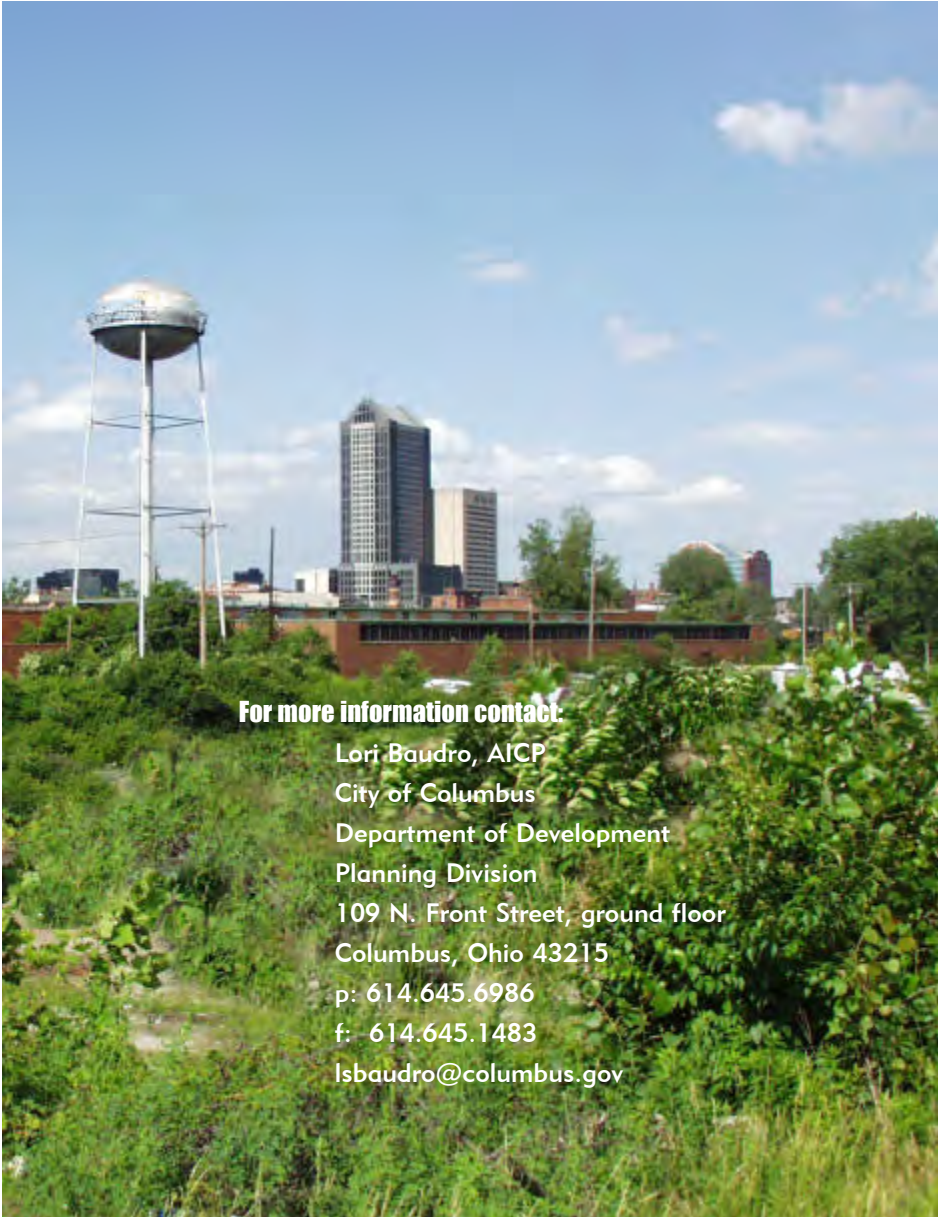
Columbus, Ohio 43215

Telephone: 614.645.6986

lsbaudro@columbus.gov

Fax: 614.645.1483

www.columbus.gov/whittier.asp



For more information contact:

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